



## FOR SALE BY PRIVATE TREATY

LOT 1 Land at Cross Oak Talybont on Usk LD3 7UX  
(Formerly part of Gilestone Farm)

Offers in the region  
of £200,000

An attractive parcel of land currently in arable production, extending to  
approximately 18.21 acres (7.36 ha)

There is direct roadside access

**GENERAL REMARKS**

The subject land is currently in arable production, extending to approximately 18.21 acres (7.36 Ha) and made up of predominantly level land with some areas of a more gently sloping nature within. The parcel is split into two blocks with internal access to each and benefits from direct roadside access off the B4558. The parcel also benefits from an additional access track to the southern boundary.

**SERVICES**

There is a natural water supply to Eastern boundary of the land, however it is not confirmed that drinking points are currently available.

**TENURE**

Freehold with vacant possession upon completion

**BOUNDARIES**

The Purchaser shall be deemed to have full knowledge of the boundaries and neither the vendor nor the Agent should be required to produce evidence as to the ownership of the boundaries

**LOTING & RESERVE**

It is anticipated that the property will be offered as shown but the vendor reserves the right to withdraw, alter or amend the extent of the property being offered.

**DIRECTIONS**

From Abergavenny heading west on the A40 continue for approximately 13 miles. Off the A40 turn left signposted Talybont-on-Usk proceeding onto Station Road, at first junction, turn right towards Pencelli continue along the B4558 for approximately. half a mile and the land can be found on your right.

To be found on What3words:///novels.clocked.winemaker

**VIEWING**

At any reasonable daylight hour with a set of particulars and with the usual courtesy shown to the occupier. However, we ask any interested parties to please contact our Abergavenny office to inform us of your intentions

**GUIDE PRICE**

Offers in the region of £200,000

**LOCAL AUTHORITY**

Bannau Brycheiniog National Park Authority 01874 624437

**CONTACT**

Lyndon Trumper of J. Straker, Chadwick & Sons o 01873 852624

Olivia Hale or Mike Davies of David James in Magor on 01633 880220

**PLANS AND PARTICULARS.** The sale plan has been prepared from the OS map with the sanction of HMSO and has been amended as necessary for the purpose of this sale. Crown Copyright Reserved Licence No.100003612. Both plan and particulars are believed to be correct but they do not constitute any part of any offer or contract and any intending purchaser must satisfy himself or otherwise as to the correctness of each of the statements contained in these particulars as all such statements are made without responsibility on the part of J. Straker, Chadwick & Sons or the vendor or his solicitor.

**WAYLEAVES, RIGHTS OF WAY, EASEMENTS, ETC.** The property is sold subject to all rights including right of way whether public or private, light, support, drainage, water and electricity supplies and other rights, covenants, agreements and all existing and proposed wayleaves, masts, pylons, stays, cables, drains and water, gas or other pipes whether referred to in these particulars or not and to the provisions of any planning scheme

